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File No: PC0605235

7/14/06 10:41:41  
BK 533 PG 794  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Khaled M Elkhayyat

Grantor(s)  
To

Timothy W. Bunton  
Toneka R. Kelly-Bunton

Grantee(s)

THIS INDENTURE made and entered into this 30th day of June, 2006, by and between Khaled M Elkhayyat <sup>unmarried</sup> party(ies) of the first part, and Timothy W. Bunton and Toneka R. Kelly-Bunton, husband and wife, as tenants-by-the-entirety and not as tenants in common party(ies) of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 89, Third Addition, Cherokee Ridge, Part of Cherokee Valley P.U.D., situated in Section 31, Township 1 South, Range 6 West, DeSoto County, MS, as per plat of record in Plat Book 84, Page 38-39, in the Chancery Clerk's Office of DeSoto County, MS.

Khaled M Elkhayyat by virtue of Warranty Deed, dated August 10, 2005, in Book 507, Page 387 from HHH Homes, LLC in the Chancery Clerk's Office of DeSoto County, MS.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2006 City of Olive Branch taxes and 2006 DeSoto County taxes not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 84, Pages 38-39, Zoning and Subdivision regulations and Health Department regulations in effect for DeSoto County, Easements for public roads and public utilities for record in said county, in the Chancery Clerk's Office of DeSoto County, Mississippi and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Fearley *em*

WITNESS the signature of the party of the first part the day and year first above written.

Khaled M Elkhayyat  
Khaled M Elkhayyat

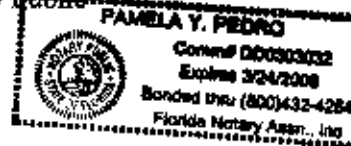
STATE OF Florida  
COUNTY OF Hillsboro

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Khaled M Elkhayyat** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of June, 2006.

Pamela Y. Pedro  
Notary Public

My Commission Expires: 24 March 2006



Tax Parcel No.: 10693121000089

Property Address: 6566 Sundance Drive  
Olive Branch, MS 38654

#### GRANTOR'S ADDRESS

Khaled M Elkhayyat  
9901 N. 16th Street  
Tampa, FL 33612

Home Phone #: 813-765-0987  
Work Phone #: n/a

Mail Tax Bills to Grantee at Address

This Instrument Prepared by & Return To:

#### GRANTEE'S ADDRESS

Timothy W. Bunton and Toneka R. Kelly-Bunton  
6566 Sundance Drive  
Olive Branch, MS 38654

Home Phone #: 901-240-9011  
Work Phone #: 901-362-8833

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